

RAVENNA TOWNSHIP

BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS, GARY LONG,
BEVERLY HAYHURST AND JIM ACKLIN
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The Ravenna Township Board of Zoning Appeals met February 25, 2010 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 705 Oakwood Street, Suite 105, Ravenna, Ohio 44266.

Jeff Gaynor brought the meeting to order at 7:15 p.m.

Roll call was made with board members present: Jeff Gaynor, Beverly Hayhurst, Remy Arness, Gary Long, Jim Dipaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary.

On the agenda for the evening was to elect a chairman and vice chairman for 2010. Remy Arness motioned that Jeff Gaynor remain as chairman, Gary Long seconded, Remy Arness motioned that Gary Long be vice-chairman, both positions were voted in unanimously.

Under New Business was BZA 2010 01 a variance to operate a Biodiesel Production Business represented by John Nelson, 1589 Barlow Rd., Hudson, Ohio 44236. Jeff Gaynor swore him in and asks the nature of his business. He is asking that the business be zoned from commercial retail to commercial light industry because of going into making biodiesel. Jim DiPaola stated it was not a request for a zoning change it is a request for a variance from the Zoning Code to do this type of business. John stated it would be a conversion of waste vegetable oil to biodiesel.

Jeff: What kind of delivery system do you expect to have?

John: Box truck with a tank in it and the delivery will be pumping the waste oil into a tank, a 5,000 gallon tank. Sealed system and we will get our oil from restaurants in the area and surrounding counties.

Jeff: What your expected production will be?

John: Our goal is 5,000 gallons a day, but says 1.2 million a year which is obtainable with the oil in the area. Starting off obviously will be a lot less than that. There is probably 3 to 5 million gallons of oil in the area. Deliveries will be once a day.

Gary: Are you going to be pumping the oil from the tank inside your building or on the outside?

John: Outside the building to the tank that is inside the building.

Gary: What provisions do you have in case of spill?

John: The inside the building we are putting a containment dyke.

Gary: Which will contain how many gallons?

John: Maybe 36 thousand gallons cause it's around 2,000 sq. ft. 12 to 16 inches high

Gary: There won't be any unloading outside the building?

John: No. Right now we have a dock in the back so we can unload from there. There are two loading docks on the back but if we have to bring it in, the door and the truck are both 12 feet. We have a tow motor. We will run it in with a hose.

Gary: And if the hose breaks at the dock?

John: It will be hard plumbed and connect from the outside.

Gary: Process, waste cooking oil, and the byproducts, what will become of them?

John: They will go to a disposal and then to a landfill.

Jeff: What about the glycerin?

John: The glycerin will be turned into soap. We have a company interested in this.

Gary: What about odor control?

John: It is a sealed system except for some venting.

Gary: So your ventilation systems have scrubbers on them?

John: We have talked to the EPA people and we will get an air handling permit so if they feel we need to do something then we can do something.

Gary: What about fire protection? Jim maybe you can answer this, are we capable of extinguishing a 5,000 gallon vegetable oil spill? What about the methanol.

Jim D: It shouldn't be a probably with any fire dept. They all carry equipment for fires of this sort. They carry foam for class A or B foam.

Gary: Any clearances from the fire department?

John: Not yet, cause we are not in there yet. We will talk to them once we are in there.

Jim D: The fire department has been made aware and will have to give them clearance once they are open.

Jeff: Do you have a process engineer that is qualified?

John: That would be me, I have held engineering roles for many years.

Jeff: Will you be doing any retail on site?

John: No

Jeff: Delivery of the finished product would be how?

John: Another tanker truck that we would fill and send out to the customer in route.

Remy: What would your hours of operation be?

John: One shift operation for now. A regular day shift. If we get up to 5,000 gallons then it will probably be a three shift operation.

Remy: Most restaurants are open at night.

John: We supply them with containers they just dump it in there and we come pick it up every day.

Bev: Have you already talked to restaurants?

John: We have

Jeff: This is an existing building? What was the building?

John: Portage Distributing

Gary: Is this the only drawing you have? Do you have another one with the dykes on it?

John: Yes, I actually have one just forgot to bring it with me. I will see that Jim gets one of those.

Remy: Are there going to be any signs?

John: Probably at the street.

Bev: Do you already have customers?

John: No, we have talked to some people, but obviously we have a lot to get approved yet. EPA, bank, and department of transportation.

Bev: But you don't see a problem of getting people.

John: No, we don't see a problem of several different people to go green.

Jeff: This process usually uses a lot of water doesn't it?

John: No, no water. Dry Wash

Jeff: Would anyone else in the audience like to speak on this matter? No other comments? The chair will entertain a motion on this request.

Gary Long made the motion and Jeff Gaynor second that. R/C taken all in favor. Motion passed.

Application is approved and Jim DiPaola advised the waiting period is 30 days and explained that to them. Once it is journalized we will issue a certificate.

Under Old Business: approval of the January 13, 2010 meeting. Bev Hayhurst made the motion and Remy Arness seconded it. Minutes approved.

Next meeting will be March 10, 2010.

Jeff Gaynor adjourned the meeting at 8:15

Respectfully submitted by
Carolyn Chambers
Zoning Secretary

Cc: Trustees (Coia, Artz, Gibson)
Clerk (Rich)
Zoning Inspector (DiPaola)
BZA (5)
File